

Gayhurst Crescent
Millhill
Sunderland
SR3 2TB







Gayhurst Crescent

Asking Price £170,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this ready to move into three bedroom semi-detached home on Gayhurst Crescent, Sunderland. Available with NO CHAIN and the potential for early completion if required, the property offers an exceptional recently installed dining kitchen, a south-facing rear garden and a long driveway leading to an attached garage.

ENTRANCE HALL

Accessed via a GRP double-glazed entrance door. Laminate wood-effect flooring, built-in cupboard and a column-style vertical radiator. Carpeted stairs lead to the first-floor landing, with a door into the lounge.

LOUNGE

14'4 x 11'4

Maximum. Measurements taken at the widest points.

A lovely room with laminate wood-effect flooring continuing from the entrance hall, a white uPVC double-glazed front-facing window and a column-style radiator. Door to the kitchen dining room.

KITCHEN/DINING ROOM

17'7 x 10'10

Maximum.

An impressive space extending across the width of the rear of the property, with laminate wood-effect flooring, double radiator, white uPVC double-glazed window and white uPVC double-glazed doors with fitted blinds overlooking and opening onto the south-facing rear garden. There is ample space for a dining table and chairs. Measurements taken at the widest points. The recently installed fitted kitchen comprises a stylish range of wall and floor units with brushed chrome handles and a granite-style single-bowl sink with single drainer and Monobloc tap. Integrated appliances include a double electric oven, four-ring gas hob, extractor with glass splashback and dishwasher. Space and plumbing for a washing machine, with space for a large fridge freezer in the dining area. Doors lead to the lounge and the enclosed side porch and conservatory area.

ENCLOSED SIDE PORCH AND CONSERVATORY

16'0 x 9'1

A spacious addition to the side of the house and behind the garage, creating a weatherproof enclosed area with an opaque polycarbonate roof. White uPVC double-glazed windows and doors overlook and provide access to the rear garden. The current owners use the space for additional storage, with electric sockets also used for a tumble dryer. A built-in cupboard provides further storage, and internal doors connect to the kitchen and garage.

FIRST FLOOR LANDING

Carpeted stairs lead from the entrance hall to the landing, which has a white uPVC double-glazed side-facing window, built-in storage cupboard and loft hatch. Doors lead to three bedrooms and the bathroom.

BATHROOM

7'9 x 5'8

Wood-effect vinyl flooring, chrome ladder-style radiator and two white uPVC double-glazed windows with privacy glass, facing the side and rear. The white suite comprises a WC with low-level cistern, washbasin set into a vanity unit with chrome tap, and a panelled bath with chrome taps and glass shower screen. The shower is supplied by the combination boiler and includes a fixed overhead shower and separate handheld shower. Ceramic wall tiling includes a feature mosaic-style finish behind the bath.

BEDROOM 1

13'0 x 9'7

A good-sized double bedroom with carpet flooring, double radiator and a white uPVC double-glazed front-facing window. Fitted wardrobes with sliding doors extend along one wall. Measurements exclude the depth of the fitted wardrobes.

BEDROOM 3

9'11 x 7'10

A single bedroom with carpet flooring, radiator and a white uPVC double-glazed front-facing window. A built-in cupboard provides useful additional storage and hanging space.

BEDROOM 2

9'6 x 8'6

A double bedroom with carpet flooring, radiator and a white uPVC double-glazed rear-facing window.

GARAGE

16'4 x 9'7

A spacious single garage with a remote-controlled electric roller door, electric sockets and lighting. The garage also houses the wall-mounted combination boiler and is accessible internally from the enclosed side porch and conservatory area.

EXTERNALLY

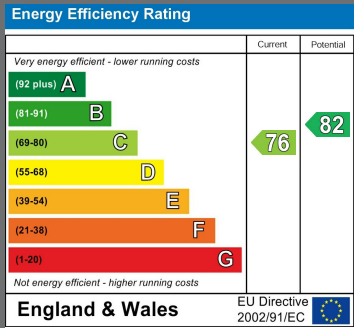
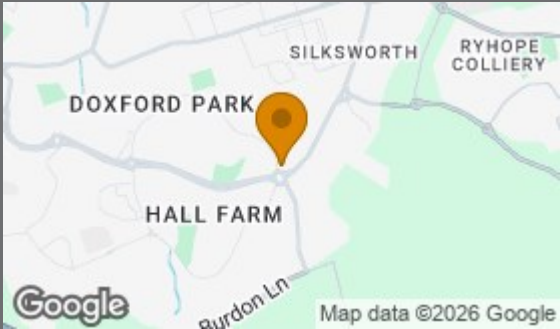
Front Garden and Driveway - A well-maintained, low-maintenance front garden and a long block-paved driveway providing parking for two, or possibly more, vehicles and leading to the attached garage.

Rear Garden - A south-facing walled rear garden enjoying sunshine for much of the day, weather permitting. A paved patio provides space for outdoor seating, complemented by a large area of lawn.



Local Authority
Sunderland

Council Tax Band
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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